

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name:

2. Location:

3. Parcel Identification #:

4. County or Local Jurisdiction Name:

5. Owner's Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

6. Applicant's Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. **Please Designate a Contact Person, including phone number, for this Project:**

Information Regarding Site:		
9. Area of Project(Acres +/-):		
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural		
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."		
12. Present Zoning:	13. Proposed Zoning:	
14. Present Use:	15. Proposed Use:	
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances:		
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>		
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? How will this demand be met?		
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:		
20. If a site plan please indicate gross floor area:		
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use		
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density		
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..		

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces:
Square Feet:

Proposed Use: % of Impervious Surfaces:
Square Feet:

25. What are the environmental impacts this project will have?

How much forest land is presently on-site?

How much forest land will be removed?

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☐ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☐ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☐ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☐ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☐ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☐ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☐ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

<p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list name:</p>			
<p>30. List the proposed method(s) of stormwater management for the site:</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>31. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much?</p>	<p>Acres</p>	<p>Square Feet</p>	<p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?</p> <p>Where is the open space located?</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they?</p>			
<p>33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they?</p>			
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>			
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>36. Will this project generate additional traffic? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks?</p>			
<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.</p>			

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input type="checkbox"/> No
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.
40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input type="checkbox"/> No Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please List them:
44. Please make note of the time-line for this project:
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Signature of property owner or contract buyer </div> <div style="width: 45%;"> _____ Date </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> _____ Signature of Person completing form (if different than property owner) </div> <div style="width: 45%;"> _____ Date </div> </div>
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

DATA COLUMN:

RECORD OWNER: REX L. & WILLIAM R. MEARS, TRUSTEES
2375 CANNON ROAD
BRIDGEVILLE, DE 19933

DEVELOPER: LACROSS HOMES
6 CHESTER PLAZA
CHESTER, MD 21619
(410) 804-3701

PREPARED BY: DAVIS, BOWEN, AND FRIEDEL, INC.
25 NORTH WALNUT STREET
MILFORD, DE 19963
(302) 424-1441

CURRENT ZONING: R-3 (HIGH DENSITY RESIDENTIAL DISTRICT)
PROPOSED ZONING: 64.18± ACRES OF R-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
25.00 ACRES OF R-3 (HIGH DENSITY RESIDENTIAL DISTRICT)

ZONING REQUIREMENTS:
R-2: LOT SIZE-4,500 S.F. MIN.
LOT WIDTH-35' MIN.
LOT COVERAGE-40% MAX.
BUILDING SETBACK-15' MIN.
SIDE YARD-14' AGGREGATE, 6' MIN.
REAR YARD-20' MIN.
HEIGHT-35' MAX. OR 3 STORIES
DENSITY-9 TO 10 DWELLING UNITS PER ACRE

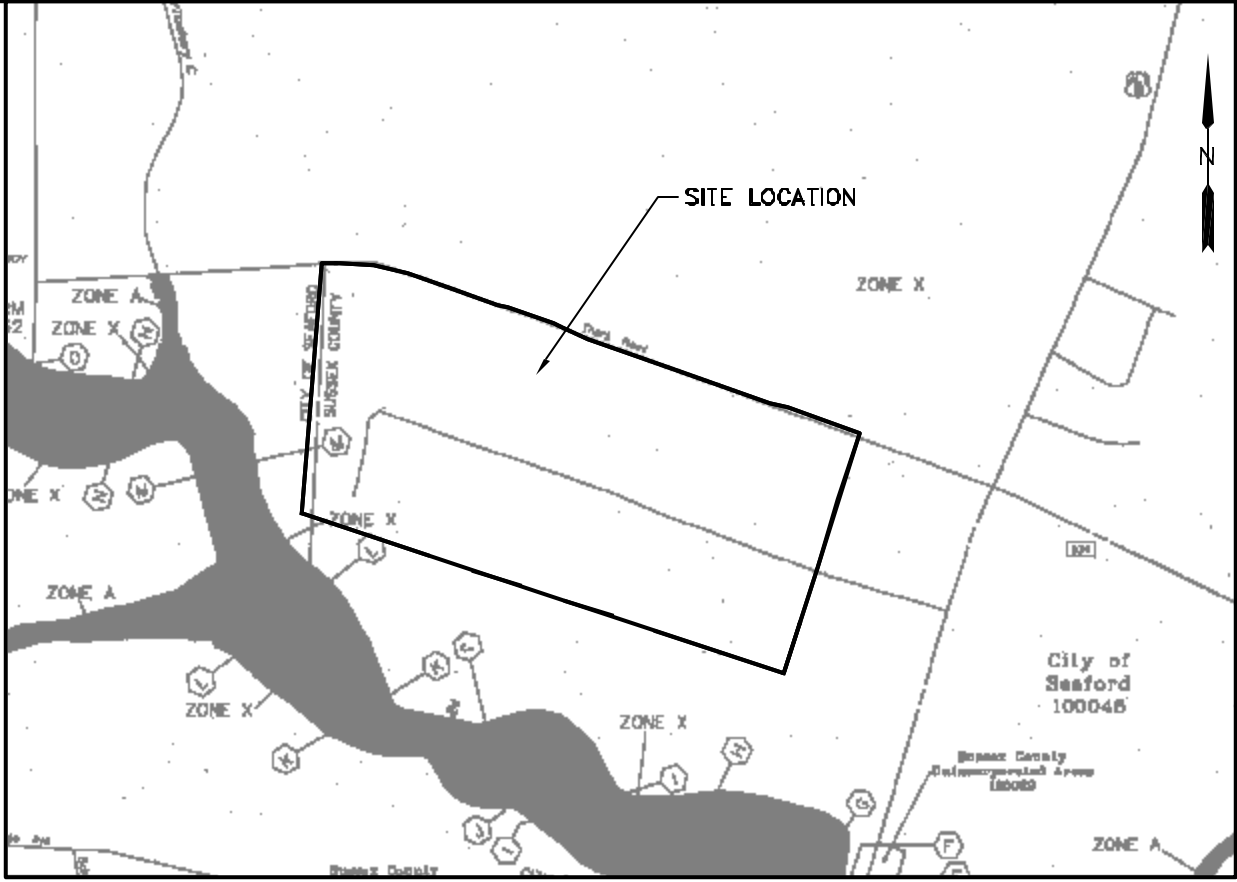
R-3: SITE AREA-1 ACRE MIN.
STREET FRONTAGE-50' MIN.
LOT DEPTH-100' MIN.
BUILDING SETBACK-25' MIN.
SIDE COVERAGE-30% MAX.
SIDE LINES-20' MIN.
REAR YARD-25' MIN.
HEIGHT-35' MAX. OR 3 STORIES
DENSITY-14 OR 18 DWELLING UNITS PER ACRE

TOTAL SITE AREA: 85.17± ACRES
UNDEVELOPED SITE AREA (R-3): 25.00± ACRES
SWM AREA: 5.47± ACRES
OPEN AREA: 4.92± ACRES
CLUB HOUSE AREA: 1.08± ACRES
RESIDENTIAL AREA: 40.00± ACRES
RIGHT-OF-WAY AREA: 10.70± ACRES

IMPERVIOUS AREA: 6.81± ACRES (INCLUDING CLUBHOUSE AREA)

CURRENT USE: FARM IN FARMLAND ASSESSMENT ACT
PROPOSED USE: 213 SINGLE FAMILY DETACHED HOMES & 1 CLUBHOUSE WITH POOL

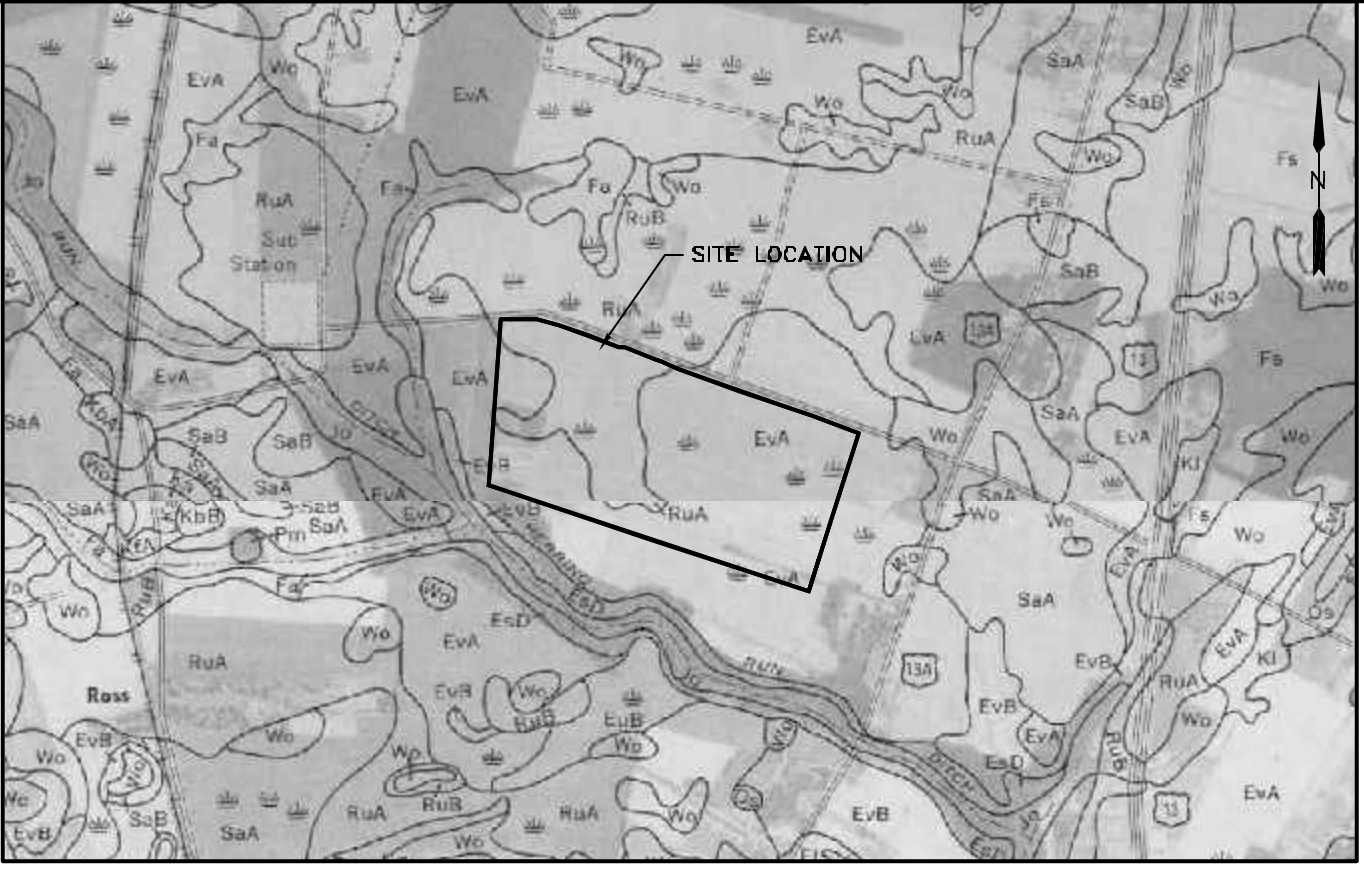
EXISTING BUILDINGS: NONE
PROPOSED BUILDINGS: < 35' IN HEIGHT



FLOOD MAP

SCALE: 1" = 1000'

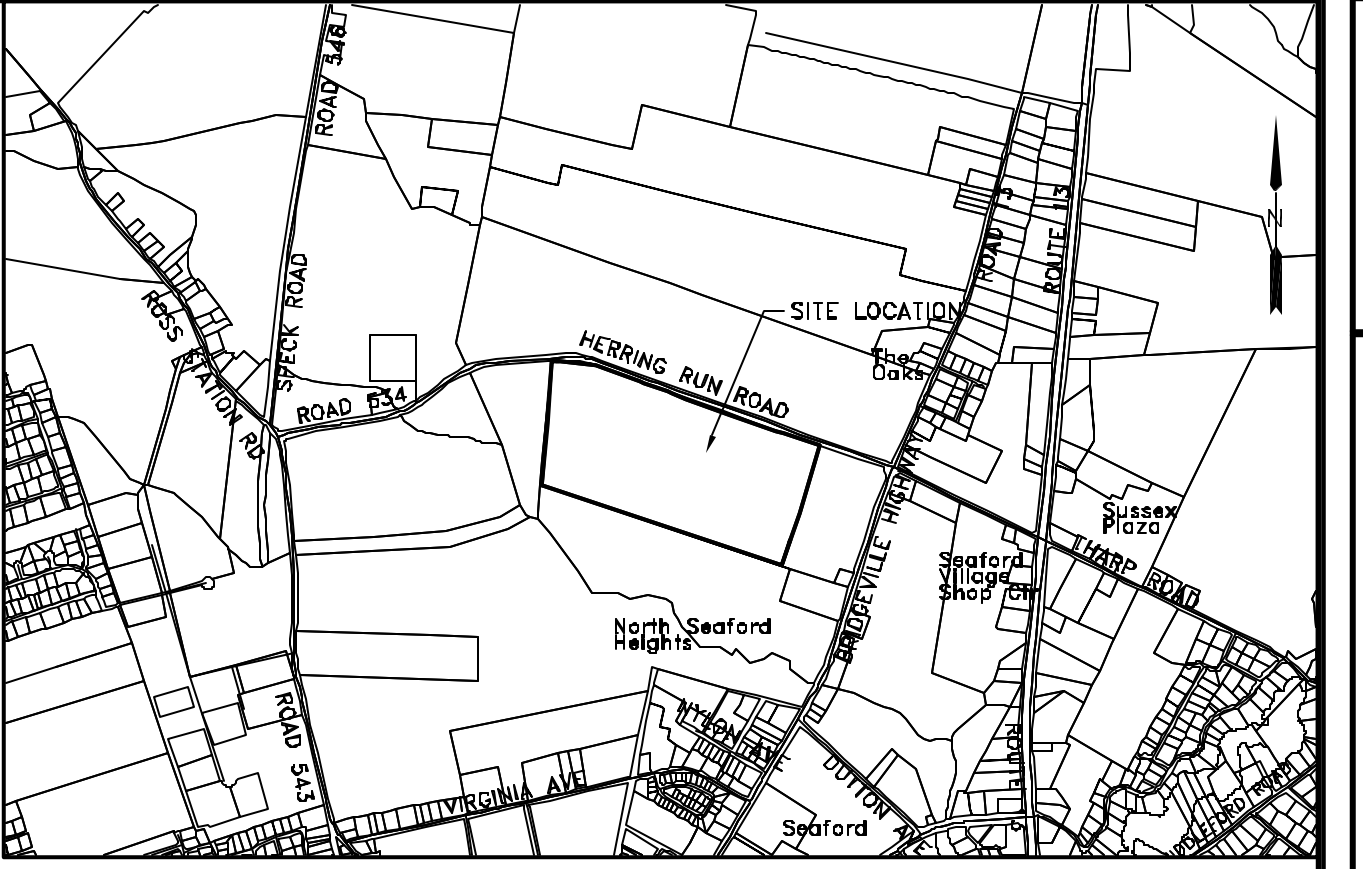
FLOOD PLAIN: THE PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DETERMINED BY FLOOD MAP NO. FIRM 100050261F DATED JUNE 16, 1995.



SOILS MAP

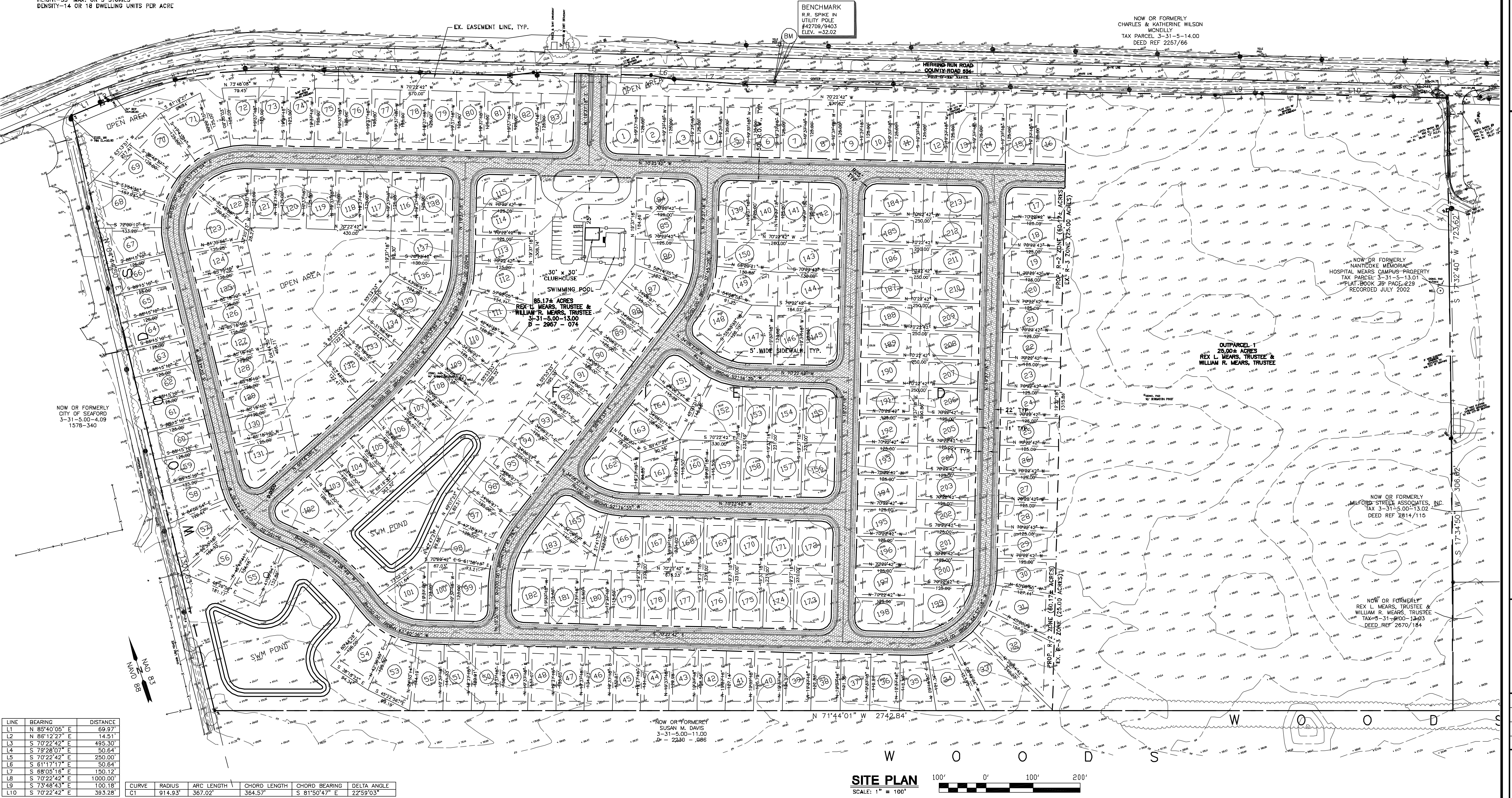
SCALE: 1" = 1500'

EVA - EVESBORO LOAMY SAND, LOAMY SUBSTRATUM, 0 TO 2 % SLOPES
EVB - EVESBORO LOAMY SAND, 2 TO 5% SLOPES
RUA - RUMFORD LOAMY SAND, 0 TO 2% SLOPES



VICINITY MAP

SCALE: 1" = 2000'

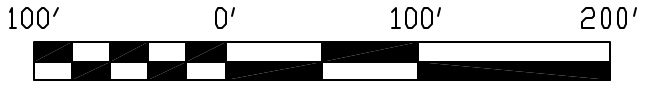


LINE	BEARING	DISTANCE
L1	N 85°40'05" E	69.97'
L2	N 86°12'27" E	14.51'
L3	S 70°22'42" E	495.30'
L4	S 79°28'07" E	50.64'
L5	S 70°22'42" E	250.00'
L6	S 61°17'17" E	50.64'
L7	S 68°05'16" E	150.12'
L8	S 70°22'42" E	1000.00'
L9	S 73°48'43" E	100.18'
L10	S 70°22'42" E	393.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	914.93'	367.02'	364.57'	S 81°50'47" E	22°59'03"

SITE PLAN

SCALE: 1" = 100'



LANDS OF MEARS-PROPOSED SUBDIVISION

HERRING RUN ROAD - COUNTY ROAD 534

SEAFORD HUNDRED, CITY OF SEAFORD, DELAWARE

DAVIS, BOWEN & FRIEDEL, INC.

ARCHITECTS, ENGINEERS & SURVEYORS

SALESBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441



PLUS SITE PLAN






Date: 4-21-04
Scale: AS SHOWN
Dwn.By: LH
Proj.No.: 12318003
Dwg.No.:

Preliminary Land Use Service (PLUS)

Mears Property
2004-05-01

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

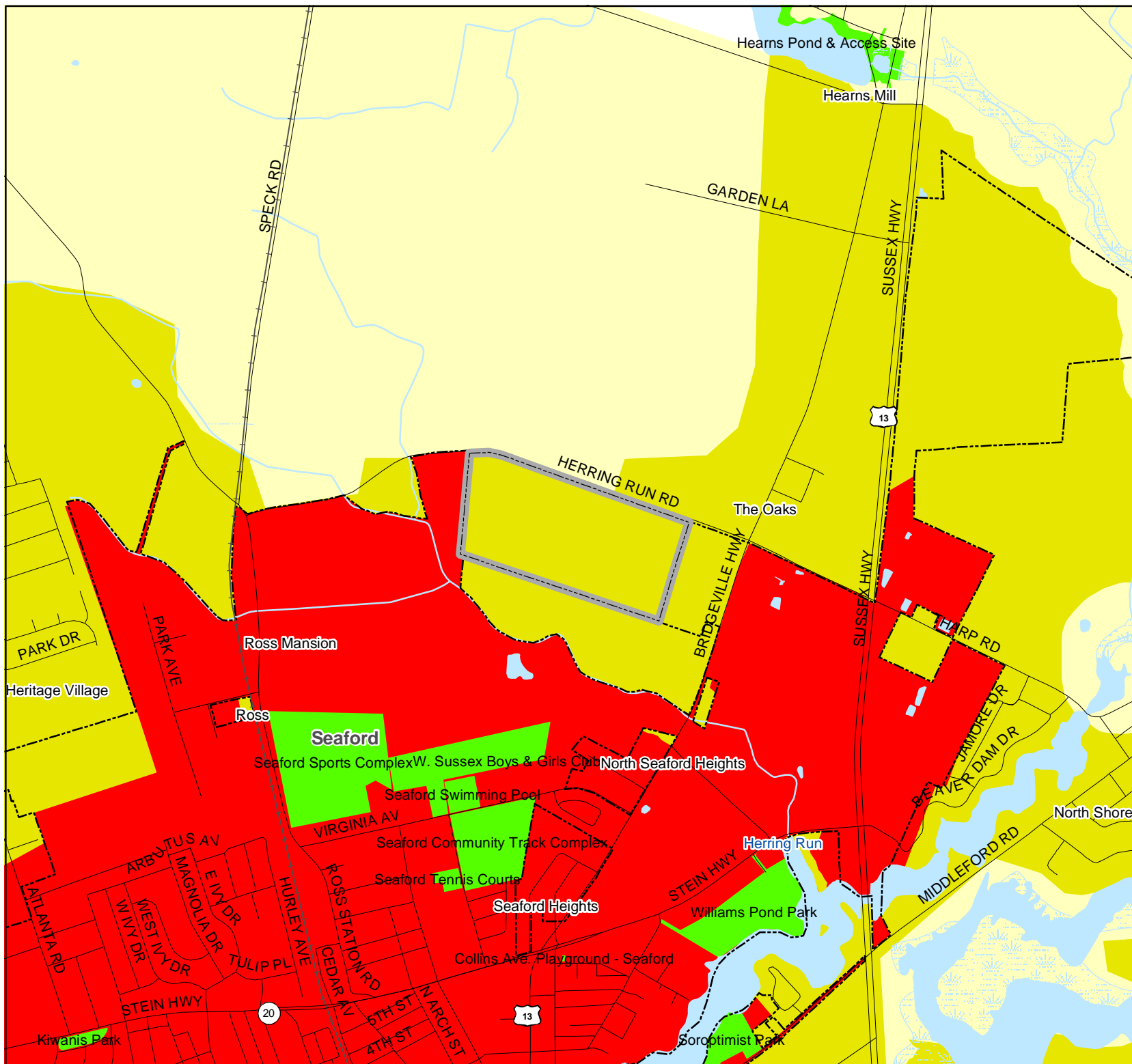
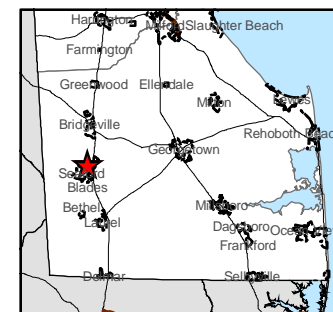
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



1:20,000



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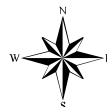
Preliminary Land Use Service (PLUS)

Mears Property
2004-05-01

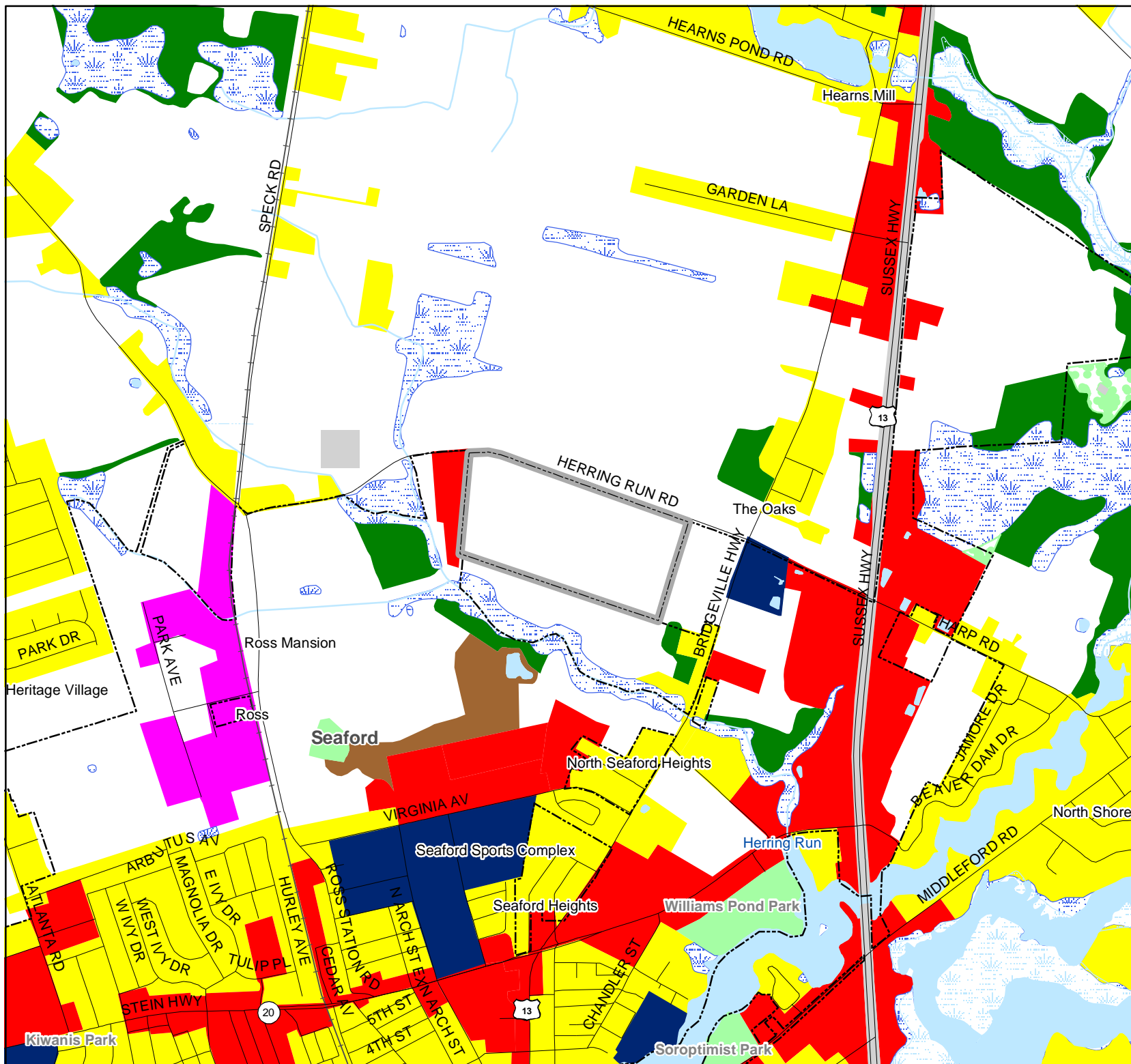
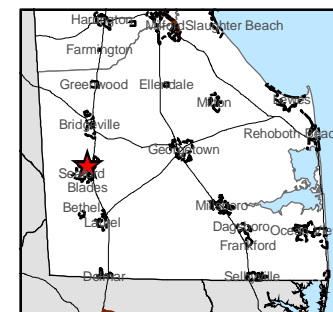
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

0 435 Feet 870 1,740

1:20,000



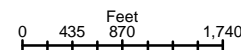
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Preliminary Land Use Service (PLUS)

Mears Property
2004-05-01

2002 False-Color
InfraRed Orthophotography



1:20,000



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